

AFTER RECORDING MAIL TO:  
Melissa Pratt  
1803 Cedar Springs Ln  
Anacortes, WA 98221



200306030117  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 106573-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Strandberg Construction, Inc.  
Grantee(s): Melissa Pratt  
Abbreviated Legal: Lot 2, Cedar Springs Phase 4.  
Assessor's Tax Parcel Number(s): P117544/4768-000-002-0000

THE GRANTOR STRANDBERG CONSTRUCTION A WASHINGTON CORPORATION in and for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MELISSA PRATT, AN UNMARRIED WOMAN, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "CEDAR SPRINGS PUD, PHASE 4," as per plat recorded on December 27, 2001 under Auditor's File No. 200112270133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1

Dated May 9, 2003

Strandberg Construction, Inc.

By: Nels Strandberg, President

2711  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUN 3 - 2003

Amount Paid \$3,987.00  
By: DC Skagit County Treasurer Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Nels Strandberg the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is President of Strandberg Construction to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 20, 2003

Lisa M. Richards  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: July 9, 2004

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Karen L. Thompson, as her separate estate  
Purpose: For ingress and egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits  
Area Affected: Portion of Tract A  
Dated: September 10, 1991  
Recorded: October 10, 1991  
Auditor's No.: 9110100027

B. MATTERS CONTAINED ON THE FACE OF THE PLAT OF CEDAR SPRINGS, PUD, AS FOLLOWS:

DEDICATION – Know All Men by these Present that Washington Federal Savings, mortgage holder, and Cedar Springs L.L.C., owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Tract B & C are hereby dedicated to the Cedar Springs Homeowners Association.

NATIVE GROWTH PROTECTION EASEMENT & WETLAND BUFFER – A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract “B” (Wetland and wetland buffer) and Tract “C” (NGPE Buffer) for the beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave intact all planted trees and other vegetation within the easement. The vegetation within the easement may not be covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Tracts B & C shall be landscaped as shown on the approved landscaping plan. Once the landscaping is established the buffer may be maintained and watered but otherwise shall be respected as indicated above.

UTILITIES EASEMENT:

1. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and AT&T Cable Television Company and any other franchise or public utility and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all Right-of-Ways within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace, and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purposes of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

- Continued -



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B. (Continued):

2. A 20' Stormdrain easement extending to Horizon Heights Add. Div. #1, as shown on the plat is to be maintained by the Cedar Springs Homeowners Association as stated in the Cedar Springs PUD CC&Rs.

TRACT OWNERSHIP – Tract A (Common Area), Tract B (Wetland and wetland Buffer) and Tract C (NGPE Buffer) will be under the ownership of the Cedar Springs Homeowners Association. The maintenance and restrictions will be as stated in the Declaration of the Cedar Spring PUD and as stated on the Plat.

C. Declaration of Covenants, Conditions, Restrictions, Easements and Reservations For Cedar Springs PUD, and the terms and conditions thereof:

Executed By: Cedar Springs, L.L.C.  
Recorded: November 8, 2000  
Auditor's No.: 200011080126

D. By-Laws of the Cedar Springs Homeowners' Association, and the terms and conditions thereof, as recorded November 8, 2000, under Auditor's File No, 200011080127.



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